

# **ZONING BOARD OF REVIEW**

## **Agenda**

**August 3, 2016**

**Coventry Town Hall**

**1670 Flat River Road Work Session & Regular Meeting**

**7:00 p.m.**

## **WORK SESSION**

- 1. Zoning Enforcement Officer's Staff Report**
- 2. Approval of July 6, 2016 Minutes**

## **OLD BUSINESS**

**Applicant: 426 Coventry Realty, LLC**

**Owner: Same**

**Location of Property: AP 56 Lot 36; 433-435 Washington Street**

**Zone: VMC**

**Existing Use: Restaurant**

**Proposed Use: Same**

**Applicant is seeking a Special Use Permit to serve alcoholic beverages on the premises.**

**Ratification of Decision**

**Applicant: William Horne**

**Owner: Donna & Charles Dalton**

**Location of Property: AP 62 Lot 6; 180 Knotty Oak Road**

**Zone: R-20**

**Existing Use: Single Family Residence**

**Proposed Use: Same with storage building**

**Applicant is seeking a Special Use Permit to construct an 60x80 garage on the property for personal storage**

**Applicant: Alfred and Sandra Levesque**

**Owner: Same**

**Location of Property: AP 323 Lot 106; 1204 Town Farm Road**

**Zone: RR-3**

**Existing Use: Single Family Home**

**Proposed Use: Same with kennel and grooming business**

**Applicant is seeking a Special Use Permit to have a kennel license to have 12 dogs on the property and operate a grooming business.**

**Applicant: Jennifer Cook**

**Owner: Same**

**Location of Property: AP 302 Lot 3; 224 Greenhouse Road**

**Zone: RR-5**

**Existing Use: Single Family Residence**

**Proposed Use: Same with dog kennel**

**Applicant is seeking a Special Use Permit to have a dog kennel**

**Three (3) month review**

## **NEW BUSINESS**

**Applicant: Leonidas Raptakis**

**Owner: Same**

**Location of Property: AP 10 Lot 37; 2080 Nooseneck Hill Road**

**Zone: GB-1**

**Existing Use: Restaurant and Dwelling**

**Proposed Use: Minor Lot subdivision**

**Applicant is seeking a Dimensional Variance to conduct minor lot subdivision. The proposed subdivision requires relief due to the unique characteristics of the lot.**

**Applicant: Michelle Alexandre**

**Owner: Same**

**Location of Property: AP 55 Lot 169; 26 Mapledale Street**

**Zone: RR-2**

**Existing Use: Single Family Residence**

**Proposed Use: Same with dog training facility**

**Applicant is seeking a Special Use Permit to conduct dog training classes.**

**Applicant: Michael Flanigan**

**Owner: Same**

**Location of Property: AP 318 Lot 191; 256 Phillips Hill Road**

**Zone: RR-2**

**Existing Use: Single Family Residence**

**Proposed Use: Same**

**Applicant is seeking a Dimensional Variance to construct a storage unit/garage for storage of classic car 14 feet from property where 50 feet is required.**

# **COVENTRY ZONING BOARD OF APPEALS**

**August 3, 2016**

**Town Council Chambers 1670 Flat River Road Work Session &  
Regular Meeting**

**7:00 p.m.**

**Re: Appeal of Zoning Official's Determination**

**Location of Property: AP 324 Lot 22; Peckham Lane**

**Zone: RR-2**

**Appeal of Zoning Official's Decision regarding the use of three (3)  
mobile homes and one (1) stick built home on a single lot.**

**Ratification of Decision**

**Re: Appeal of Building Inspector/Zoning Enforcement Officer's  
Decision Location of Property: AP 52 Lot 060.001; 1401 Main Street**

**Zone: R-20**

**Applicant is appealing Building Inspector/Zoning Enforcement  
Officer's decision to place shed in front yard.**

**Ratification of Decision**

**Re: Appeal of Building Official's Notice of Violation**

**Location of Property: AP 44 Lot 1; 75 Airport Road**

**Zone: I-1**

**Appellant is appealing Building Official's Notice of Violation regarding operation the above referenced property as a commercial woodlot and firewood storage and sales.**

**Continued from July 6, 2016 hearing for further proceedings**

**The public is welcome to any meeting of the Town Council or its committees. If communication assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk at (401)822-9173 at least two (2) business days prior to the meeting.**